



Ritesh Shailendra & Co.

CHARTERED ACCOUNTANTS

Form - 5

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 30-09-2023

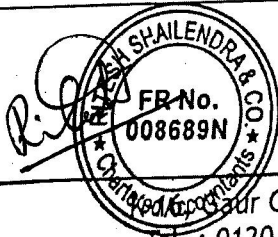
Certification work Assigned vide letter No.-01/2023-24/007

Dated :- 06/04/23

Subject: Certificate of amount incurred on SKA Divya Towers for Construction situated at GH-01A/1, Sector-16, Greater Noida, U.P, PIN-201306, admeasuring 13500 sq. meter area, being developed by M/S IRS Conbuild Pvt Ltd having RERA Registration No-UPRERAPRJ658704 , Designated A/C No. 11923900000046 with DCB Bank Ltd, Noida Branch, Sector-18

S.No.	Particulars	Rs.in CRS Total Cost Estimated	Rs. In CRS Amount incurred (actual out-flow) till now
1	2	3	4
1	LAND COST		
a	Acquisition cost of land and legal cost on land transaction	41.85	41.85
b	Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;	3.42	3.42
c	Lease Rent (Including one time Lease Rent)	7.50	3.75
d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above);	1.89	1.89
e	(e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to , Competent Authority.	7.52	7.52
	SUB TOTAL LAND COST (in Rs.)	62.18	58.43

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees		
a	Fees Paid to RERA	0.01	0.01
b	Fees Paid to Local Authority	1.05	1.05
c	Fees paid to Consultant/Architect	1.18	1.18
d	Any other Fees	0.00	0
	SUB TOTAL FEES PAID (in Rs.)	2.24	2.24
3A	Cost of Development and Construction		
a	Cost of services (water, electricity to construction site), Site Overheads;	3.00	1.25
b	Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);	0.00	0.00
c	Cost of material actually purchased;	120.00	92.10



Plot No. 16, Green Avenue, Abhay Khand-2, Indirapuram, Ghaziabad, U.P.-201014
Tel. : 0120-4169252 E-mail : rscoindia@gmail.com Web. : www.rscoindia.com

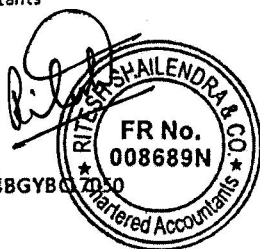
d	Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	5.50	4.13
e	Payment made to contractors of the project & other exp	60.00	43.00
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	188.50	140.48
3B	Cost of construction incurred (As Certified by Project Engineer)	188.50	141.00
3C	Total Construction Cost (Lower of 3A and 3B.)	188.50	140.48
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	13.50	2.52
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	202.00	143.00
4	TOTAL COST OF PROJECT (Row 1 + Row 2 + Row 3)	266.42	203.67
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	74.80%	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	76.45	
7	Total amount received from allottees till date since inception of the Project (in Rs.)	256.40	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	179.48	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. * Proportionate Cost Incurred on the Project	(Total Estimated Cost (Column 3 of Row 4 * row 6)	203.67
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)	179.48	
11	Balance available in Designated A/c.	0.00	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	24.19	

This certificate is being issued on specific request of M/s IRS Conbuild Pvt Ltd for UPRERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

For Ritesh Shailendra & Co.
Chartered Accountants

(Ritesh Srivastava)
M.No. 401694

UDIN : 23401694BGBYB02050



Date: 12/10/2023
Place: Ghaziabad